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40 Beaufort Drive, Spalding PE11 2YR

**GUIDE PRICE - £149,995 Freehold**

- 2 Bedrooms
- Gas Central Heating
- Garage and Off-Road Parking
- Ideal Investment Property
- Viewing Recommended

Ideal first time buy/investment. 2 bedroom semi-detached house situated within walking distance of the town centre. Lounge diner, kitchen, 2 bedrooms and bathroom. Enclosed good sized garden with greenhouse.

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## **ACCOMMODATION**

Obscure UPVC double glazed door with matching obscure glazed panel to the side leading into:

### **ENTRANCE PORCH**

3' 2" x 5' 4" (0.98m x 1.65m) Tiled flooring, textured ceiling, centre light point, solid wooden door into:

### **LOUNGE DINER**

10' 4" x 18' 9" (3.16m x 5.73m) Bay wooden double glazed window to the front elevation, wooden double glazed French doors to the rear elevation, textured ceiling, 2 centre light points, double radiator, TV point, telephone point, central heating thermostat, understairs storage cupboard, staircase rising to first floor. Door to:

### **KITCHEN**

5' 10" x 9' 0" (1.79m x 2.75m) Wooden double glazed window to the rear elevation, textured ceiling, centre light point, vinyl floor covering, fitted with a range of base and eye level units, work surfaces over, tiled splashbacks, inset stainless steel sink with mixer tap, plumbing and space for washing machine, space for fridge freezer, wall mounted Potterton gas boiler.

From the Lounge Diner the staircase rises to:

### **FIRST FLOOR LANDING**

2' 9" x 7' 0" (0.84m x 2.15m) Wooden double glazed window to the front elevation, textured ceiling, centre light point, loft access, door to:

### **BEDROOM 1**

9' 9" x 9' 9" (2.98m x 2.98m) UPVC double glazed window to the front elevation, textured ceiling, centre light point, radiator, storage cupboard off housing hot water cylinder with slatted shelving, central heating controls, door into:

### **BEDROOM 2**

6' 9" x 9' 8" (2.07m x 2.95m) Velux window to the rear elevation, textured ceiling, centre light point, radiator.

### **FAMILY BATHROOM**

5' 8" x 6' 6" (1.73m x 2.0m) Fitted velux window to the rear elevation, textured ceiling, centre light point, vinyl floor covering, part tiled walls, radiator, fitted three piece suite comprising low level WC, pedestal wash hand basin with taps, bath with telephone shower mixer tap.

### **EXTERIOR**

Gravelled area to the front with lawn to the side. Side access gate leading into:

### **MATURE GARDEN**

Mainly laid to lawn with patio area, external lighting, cold water tap, fenced boundaries to both sides and to the rear elevations. Greenhouse and fruit trees.

### **GARAGE**

The single garage is situated in a block and this is accessed via a private gate from the garden to the rear.

### **DIRECTIONS**

Leave the town along Winsover Road turning left onto St Thomas's Road. Take the third right hand turn into Regents Street upon reaching the T-junction turn left onto South Parade and then turn right onto Beaufort Drive.

